

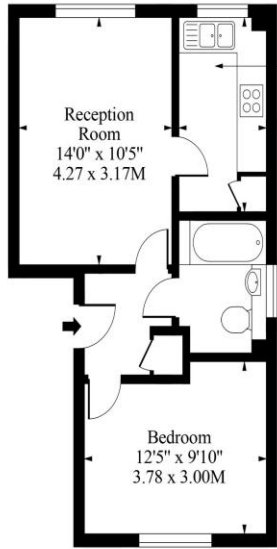


1 Bedroom Flat
Somerton Road
London NW2

- Top floor apartment
- Loft storage space
- Chain free
- Communal gardens

Offers in excess of £300,000
Leasehold

Windmill Drive NW2



Second Floor

Approx Gross Internal Area 428 Sq Ft - 39.76 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

An IMMACULATE one bedroom second floor apartment set within this modern low-rise private development just moments from CRICKLEWOOD THAMESLINK STATION. This well presented home features a large SOUTH FACING reception room with separate kitchen, a modern white bathroom suite, ample storage space and off-street parking. Ideal BTL or 1st time buy.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.